129.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,257,700 / 1,257,700
					USE VALUE:	1,257,700 / 1,257,700
					ASSESSED:	1,257,700 / 1,257,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MILLER JEFFREY &
Owner 2:	MILLER KATHARINE
Owner 3:	
Street 1:	53 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	53 ACADEMY LLC -
Owner 2:	-
Street 1:	47 IRVING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,682 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Stucco Exterior and 3260 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7682.000	663,500	8,800	585,400	1,257,700
Total Card	0.176	663,500	8,800	585,400	1,257,700
Total Parcel	0.176	663,500	8,800	585,400	1,257,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.80 | /Parcel: 385.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	83732
GIS Ref	
GIS Ref	
Insp Date	10/26/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 129.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	663,500	8800	7,682.	585,400	1,257,700	1,257,700	Year End Roll	12/18/2019
2019	101	FV	496,800	8800	7,682.	617,900	1,123,500	1,123,500	Year End Roll	1/3/2019
2018	101	FV	496,800	8800	7,682.	455,300	960,900	960,900	Year End Roll	12/20/2017
2017	101	FV	496,800	8800	7,682.	435,800	941,400	941,400	Year End Roll	1/3/2017
2016	101	FV	375,600	8800	7,682.	403,300	787,700	787,700	Year End	1/4/2016
2015	101	FV	366,300	8800	7,682.	338,200	713,300	713,300	Year End Roll	12/11/2014
2014	101	FV	366,300	8800	7,682.	330,400	705,500	705,500	Year End Roll	12/16/2013
2013	101	FV	366,300	8800	7,682.	314,800	689,900	689,900		12/13/2012

!10138!

PRINT

Date	Time
12/11/20	00:29:07

LAST REV

Date	Time
09/20/17	10:48:16
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10138

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
53 ACADEMY LLC,	67924-575		8/31/2016		1,050,000	No	No		
SCHWAAB DORIS G	65835-540		7/31/2015		1,175,000	No	No		
	13422-353		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	83732
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2017	1093	Redo Bas	65,000	C				
3/8/2017	237	Alterati	15,000	C				
11/30/2016	1479	Porch	4,000	C				reroof porch
8/8/2016	1092	Heat App	32,000	C				
10/1/2015	1456	Redo Bat	15,000					reno 2nd fl bath
8/24/2015	1162	Redo Kit	51,500		8/24/2015			Demo existing kitc

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2017	SQ Returned	EMK	Ellen K
10/26/2016	Measured	DGM	D Mann
10/26/2016	Permit Visit	DGM	D Mann
11/17/2008	Meas/Inspect	189	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
11/1/1999	Measured	256	PATRIOT
7/10/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7682		Sq. Ft.	Site		0	90.	0.85	10									585,412						585,400	

Total AC/HA: 0.17635 | Total SF/SM: 7682 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 585,412 | Spl Credit | Total: 585,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09948623
Const Adj.:	1.02479851
Adj $ / SQ:	140.844
Other Features:	134000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	695491
Depreciation:	31993
Depreciated Total:	663498

COMMENTS

648-4997. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	5	M
Totals			
1	13	5	

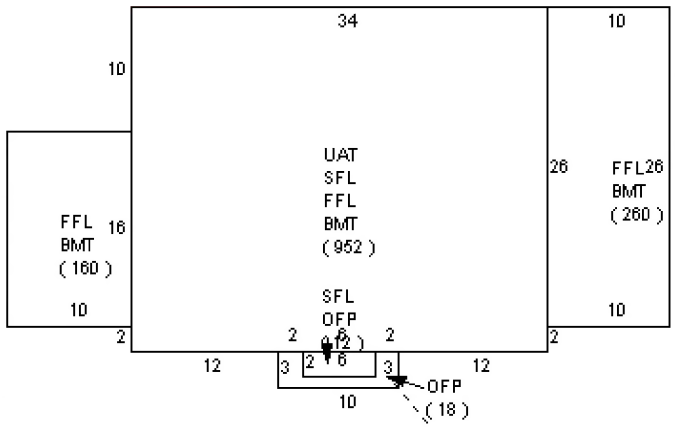
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.42
Special Features:	0	Val/Su Net:	166.88
Final Total:	663500	Val/Su SzAd	284.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,372	63.380	86,957
FFL	First Floor	1,372	140.840	193,238
SFL	Second Floor	964	140.840	135,774
UAT	Upper Attic	238	98.590	23,465
OFP	Open Porch	30	45.090	1,353

Net Sketched Area:	3,976			Total:	440,787
Size Ad	2336	Gross Are	4690	FinArea	3260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 129.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X29	G	AV	1930	24.14	T	40	101			8,400			8,400
19	Patio	D	Y	1	12X10	A	AV	1970	5.38	T	39.2	101			400			400

More:	N	Total Yard Items:	8,800	Total Special Featues:		Total:	8,800